

**BOARD OF ZONING APPEALS AGENDA  
OCTOBER 5, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 5, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. TRUSTEES OF PILGRIM COMMUNITY CHURCH, VC 2004-BR-008 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit structure to remain 15.0 ft. with stoop 11.0 ft. from front lot line. Located at 4925 Twinbrook Rd. on approx. 5.16 AC. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with SPA 81-A-002-04). (Decision deferred from 3/16/04, 5/25/04, and 7/13/04).  
Decision  
Deferral  
Requested To 3/1/05
- 9:00 A.M. GEORGE C. VAN DYKE, TRUDI C. VAN DYKE, VC 2004-BR-104  
  
Admin.  
Moved to  
2/8/05 at  
appl. req.
- 9:00 A.M. FREDERIC SURLS & MARY SURLS, SP 2004-SP-046 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 4.7 ft. from rear lot line. Located at 6159 Hatches Ct. on approx. 3,556 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 78-4 ((24)) 26.
- 9:00 A.M. RHODA Y. WATERS TRUST, VC 2004-BR-068 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the construction of addition 7.3 ft. from side lot line. Located at 8437 Chapelwood Ct. on approx. 12,091 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-1 ((23)) 19. (Admin. moved from 7/6/04 at appl. req.)
- 9:00 A.M. MINA AKHLAGHI, SP 2004-DR-043 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office. Located at 1192 Dolley Madison Blvd. on approx. 14,568 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((20)) (A) 1.
- 9:00 A.M. DONNA M. ECHOLS, VC 2004-LE-074 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of an accessory storage structure 5.0 ft. from side lot line, an addition 5.0 ft. with eave 4.0 ft. from side lot line and total side yards of 16.7 ft. Located at 7026 Polins Ct. on approx. 11,347 sq. ft. of land zoned R-2 (Cluster) and HD. Lee District. Tax Map 92-2 ((27)) 24. (Admin. moved from 7/6/04 at appl. req.)  
Withdrawn

- 9:00 A.M. BRAD CZIKA, VC 2004-BR-063 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit minimum rear yard coverage greater than 30 percent and fence greater than 7.0 ft. in height to remain in rear yard and side yards. Located at 10411 Pearl St. on approx. 10,739 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 77-2 ((2)) 222. (Concurrent with SP 2004-BR-020) (Admin. moved from 6/22/04 at appl. req.) (Decision Deferred from 6/29/04)
- 9:00 A.M. RICHARD G. WARGOWSKY, TRUSTEE, VC 2004-MA-103 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 3.5 ft. with eave 2.5 ft. from side lot line and 12.5 ft. with eave 11.5 ft. from rear lot line. Located at 4503 Highland Green Ct. on approx. 5,741 sq. ft. of land zoned PDH-8. Mason District. Tax Map 72-1 ((26)) (2) 36. Admin. Moved to 4/5/05 at appl. req.
- 9:00 A.M. LINCOLNIA EDUCATIONAL FOUNDATION, INC., VC 2004-MA-061 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 10.0 ft. with eave 9.0 ft. from one side lot line and 12.0 ft. with eave 11.0 ft. from other side lot line. Located at 6449 Holyoke Dr. on approx. 9,413 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 31. (Admin. moved from 6/22/04 at appl. req.) (Deferred from 6/29/04 at appl. req.) Withdrawn
- 9:00 A.M. RANDALL K. & SONJA S. BJORKLUND, SP 2004-BR-045 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 10708 Marlborough Rd. on approx. 22,965 sq. ft. of land zoned R-1. Braddock District. Tax Map 68-1 ((7)) 40. Withdrawn
- 9:00 A.M. ANTIOCH BAPTIST CHURCH, SPA 90-S-057-2 Appl. under Sect(s). 3-103 and 3-C03 of the Zoning Ordinance to amend SP 90-S-057 previously approved for a church to permit an increase in seats and land area, building additions and site modifications. Located at 6531 and 6525 Little Ox Rd., 10915 Olm Dr., 6400 Stoney Rd. and 6340 Sydney Rd. on approx. 18.7 ac. of land zoned R-1, R-C and WS. Springfield District. Tax Map 77-3 ((3)) 27, 34 and 87-1 ((1)) 2, 2A, 5 and 6. (Admin. moved from 2/10/04 and 5/4/04 at appl. req.) (Deferred from 6/22/04 at appl. req.) (Decision deferred from 7/13/04)
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04, 4/27/04, 5/11/04, and 6/22/04 at appl req.)
- 9:30 A.M. ANDROULA DEMETRIOU, A 2004-MV-012 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant's property contains two dwelling units in violation of Zoning Ordinance provisions. Located at 8618 Richmond Hwy. on approx. 9,583 sq. ft. of land zoned R-2, HC and CRD. Mt. Vernon District. Tax Map 101-3 ((1)) 65G. (Admin. moved from 7/27/04 at appl. req.)

9:30 A.M. WILLIAM P. AND MARY O. OEHRLEIN, A 2003-MV-049 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-2 ((1)) 15. (Moved from 2/3/04 due to inclement weather) (Deferred from 3/2/04, 4/13/04, and 7/20/04 at appl. req.)

**JOHN DIGIULIAN, CHAIRMAN**